

**22-R-18**

**A RESOLUTION**

**Approving a Plat of Resubdivision for 1727 Oak Avenue**

**WHEREAS**, pursuant to Subsection 4-11-1-(B) of the Evanston City Code of 2012, as amended (the "City Code"), the City Council may approve of a plat by means of a resolution; and

**WHEREAS**, the City intends to resubdivide the property located at 1727 Oak Avenue, Evanston, Illinois (the "Subject Property"), legally described in Exhibit A, which is attached hereto and incorporated herein by reference; and

**WHEREAS**, the City Council hereby finds that the proposed plat complies with all applicable provisions of Title 4, Chapter 11 of the City Code, subject to certain conditions,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EVANSTON, COOK COUNTY, ILLINOIS, THAT:**

**SECTION 1:** The foregoing recitals are found as fact and incorporated herein by reference.

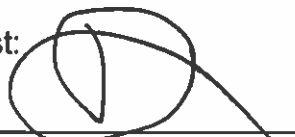
**SECTION 2:** Pursuant to Title 4, Chapter 11 of the City Code, the City Council hereby approves the proposed Plat of Resubdivision, attached hereto as Exhibit B and incorporated herein by reference, subject to the following conditions:


- (A)** The final plat of subdivision must substantially conform to the 1727 Oak Avenue Resubdivision plat prepared by B.H. Suhr & Company, Inc. dated October 26, 2017, except as such plat may be modified to conform to the City Code, Resolution, and Ordinance;

**SECTION 3:** The City Manager and/or his designee(s) is/are hereby authorized and directed to sign, and the City Clerk hereby authorized and directed to attest, any documents necessary to implement the terms of this resolution.

**SECTION 4:** This resolution shall be in full force and effect from and after the date of its passage and approval in the manner required by law.

  
\_\_\_\_\_  
Stephen H. Hagerty, Mayor

Attest:   
\_\_\_\_\_  
Devon Reid, City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Michelle L. Masoncup, Interim Corporation Counsel

Adopted: May 29, 2018

**EXHIBIT A****Legal Description**

That Part of Lots 1-6 (taken as a single tract) in Block 3 of E.A. Pratt's Addition to Evanston, being a subdivision of that part of the Southwest Quarter of the Northwest Quarter of Section 18, Township 41 North, Range 14 East of the Third Principal Meridian, lying East of Ridge Road and West of the Chicago and Northwestern Railroad, in the City of Evanston, Cook County, Illinois, described as follows: beginning at a point on the West line of said Lot 6 and the East line of Oak Avenue, 171.50 feet North of the Southwest corner of Lot 7 in said Block 3; thence East parallel to the North line of Church Street, 25.09 feet; South parallel to the East line of Oak Avenue, 6.50 feet; thence East parallel to the North line of Church Street, 122.91 feet; thence North parallel to the East line of Oak Avenue 19.50 feet; thence East parallel to the North line of Church Street, 57.51 feet to the East line of said Lot 6, being also the Westerly line of the right-of-way of the Chicago and Northwestern Railway Company; thence Northwesterly along the Easterly line of said Lots 1-6, 362.62 feet to the Northeast corner of said Lot 1; thence West 8.26 feet to the Northwest corner of said Lot 1; thence South on the East line of Oak Avenue, 317.22 feet to the place of beginning, in Cook County, Illinois.

**PIN(s):** 11-18-123-012-0000

**COMMONLY KNOWN AS:** 1727 Oak Avenue, Evanston, Illinois.

**EXHIBIT B**

**Plat of Resubdivision**

# FINAL PLAT OAK & CHURCH SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP  
44 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

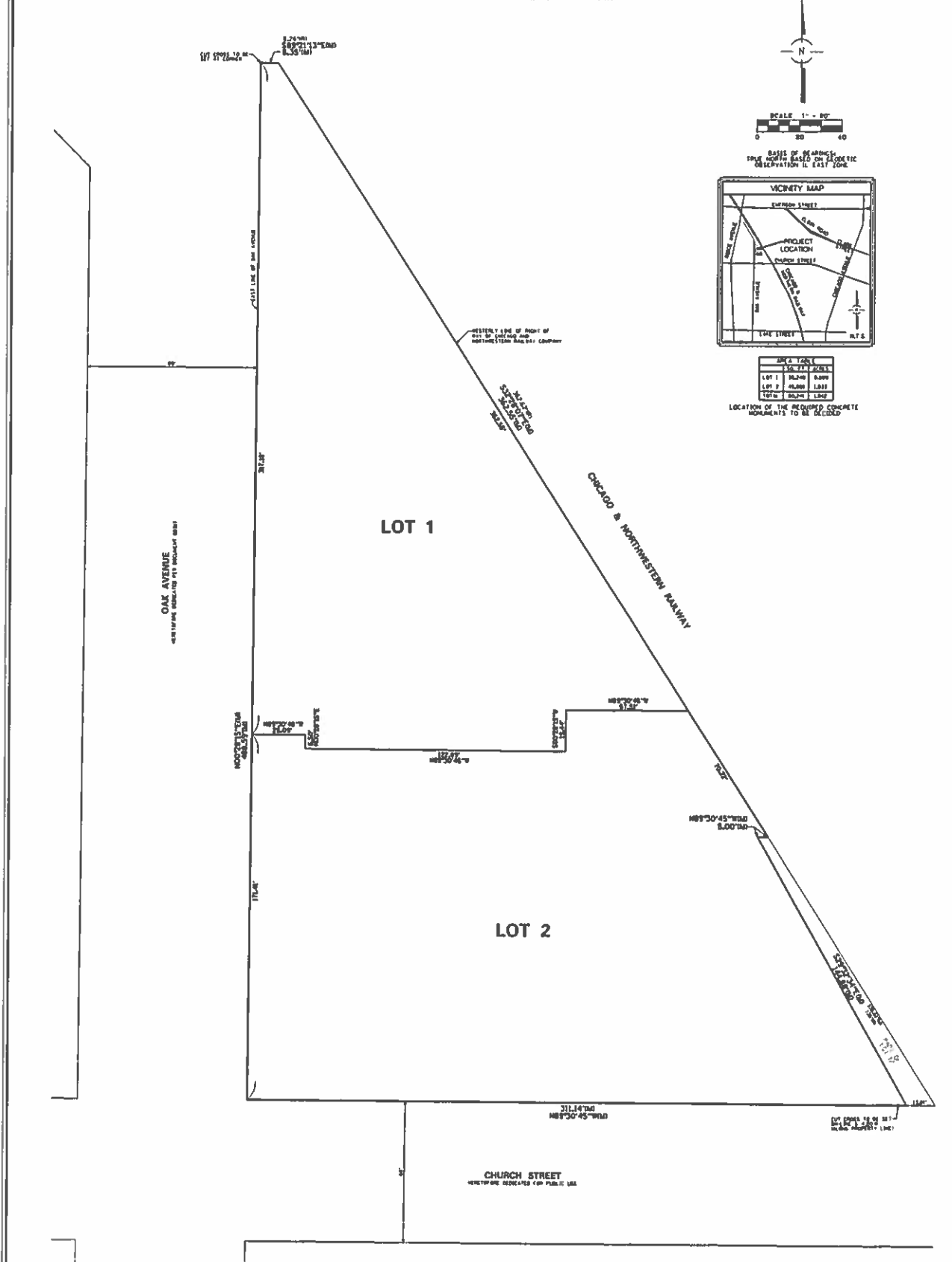


BASIS OF BEARINGS  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION 11, EAST ZONE



AREA TABLE	
LOT	AREA (SQ. FT.)
LOT 1	64,248.00
LOT 2	44,880.00
TOTAL	109,128.00

LOCATION OF THE REQUIRED CONCRETE  
MONUMENTS TO BE DECIDED



PREPARED FOR:  
STANLEY WORTH  
1001 WARMINGVILLE ROAD  
LAKE SHORE  
LISLE, IL 60532

**FOR REVIEW  
PURPOSES ONLY**

REVISIONS:
04/24/2018-NAME



CONSULTING ENGINEER	DATE: 02/14/2018
SITE DEVELOPMENT ENGINEER	JOB NO: 10093
LAND SURVEYOR	FILE NO:
1715 W. Higgins Road, Suite 302, Evanston, Illinois 60201 Phone: (847) 684-6200 Fax: (847) 684-6205	00023108-001
	SHEET
	1 OF 1

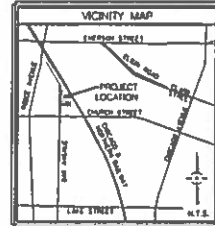
# FINAL PLAT OAK & CHURCH SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

P.E.M.  
11-18-123-012-0000



BASIS OF BEARINGS  
TAKE NORTH BASED ON QUOTED  
OBSERVATION S. EAST ZONE

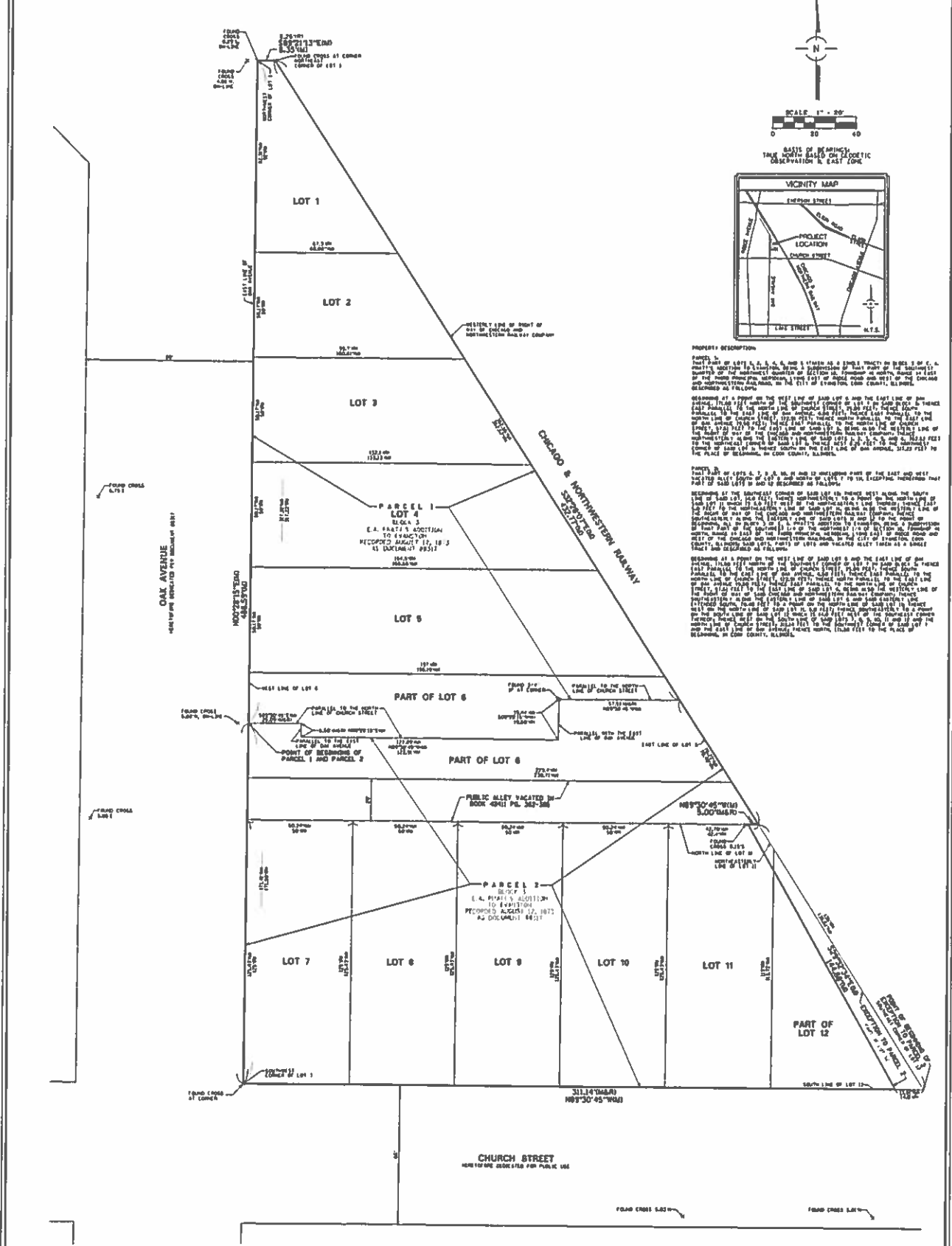


**PROPERTY DESCRIPTION**

**PARCELS 1**  
That part of lots 4, 5, 6, 7, 8, 9, 10 and 11 which are a single tract by lots 2 of S. A. Smith's Addition to Block 3 of E. A. Smith's Addition to Section 18, Township 42 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois, being a subdivision of said lots as shown on the plat of said lots as recorded in Book 42411, Page 342-346 of the records of Cook County, Illinois, and being a subdivision of said lots as shown on the plat of said lots as recorded in Book 42411, Page 342-346 of the records of Cook County, Illinois.

**PARCELS 2**  
That part of lots 4, 5, 6, 7, 8, 9, 10 and 11 which are a single tract by lots 2 of S. A. Smith's Addition to Block 3 of E. A. Smith's Addition to Section 18, Township 42 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois, being a subdivision of said lots as shown on the plat of said lots as recorded in Book 42411, Page 342-346 of the records of Cook County, Illinois, and being a subdivision of said lots as shown on the plat of said lots as recorded in Book 42411, Page 342-346 of the records of Cook County, Illinois.

**PARCELS 3**  
That part of lots 4, 5, 6, 7, 8, 9, 10 and 11 which are a single tract by lots 2 of S. A. Smith's Addition to Block 3 of E. A. Smith's Addition to Section 18, Township 42 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois, being a subdivision of said lots as shown on the plat of said lots as recorded in Book 42411, Page 342-346 of the records of Cook County, Illinois, and being a subdivision of said lots as shown on the plat of said lots as recorded in Book 42411, Page 342-346 of the records of Cook County, Illinois.



PREPARED FOR  
S.M.E.T.-V.M.  
1001 WABENVILLE ROAD  
SUITE 200  
LITTLE ROCK, AR 72620

**FOR REVIEW  
PURPOSES ONLY**

REVISIONS	DATE	BY

**CONJURING (ENGINEER)**  
S.M.E.T.-V.M.  
1975 St. Stephen's Road, Suite 200  
Little Rock, Arkansas 72620

DATE: 02/10/2018	JOB NO: 10002
PLANNED:	DATE:
1/20/2018-01	

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# FINAL PLAT

## OAK & CHURCH SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

P.L.M.  
11-18-123-012-0000

**OWNER'S CERTIFICATE - SCHOOL DISTRICT STATEMENT**

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF RECORD OF THE PROPERTY DESCRIBED HEREIN, AND THAT I HAVE CAUSED THE SAME TO BE LAYED OUT FOR THE PURPOSES OF SUBDIVISION, IT BEING TRUE ON DATE HEREON AS SHOWN FURTHER CERTIFIED IN THE REST OF THIS INSTRUMENT THAT THE LAND INCLUDED HEREIN LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:  
EVANSTON-TOWNSHIP HIGH SCHOOL DISTRICT NO. 200

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_  
LOCAL: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

**NOTARY CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, \_\_\_\_\_ a Notary Public, do hereby certify that the foregoing instrument is a true and correct copy of the original instrument as shown to me personally acknowledged before me this day by the said \_\_\_\_\_ and \_\_\_\_\_ and I believe the said instrument is self-validating and voluntary. The same instrument is hereby certified to be a true and correct copy of the original instrument as shown to me personally acknowledged before me this day by the said \_\_\_\_\_ and \_\_\_\_\_ and I believe the said instrument is self-validating and voluntary.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_  
BY COMMISSION EXPIRES ON \_\_\_\_\_

**CITY CLERK CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK )

APPROVED BY THE CITY CLERK OF THE CITY OF EVANSTON, ILLINOIS, A MEETING HELD ON \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ IN WITNESS WHEREOF, I SET MY HAND AND AFFIXED THE CORPORATE SEAL OF SAID CITY, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

**CORPORATION COUNCIL CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK )

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

**FINANCE DEPARTMENT CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, \_\_\_\_\_ FINANCE DEPARTMENT OF THE CITY OF EVANSTON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR UNPAID SPECIAL AD VALOREM TAXES WHICH HAVE BEEN INCURRED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.

**PLANNING DEPARTMENT CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK )

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

**DIRECTOR OF PUBLIC WORKS CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK )

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

**CITY COLLECTION CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, \_\_\_\_\_ CITY COLLECTION OF THE CITY OF EVANSTON, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR UNPAID SPECIAL AD VALOREM TAXES WHICH HAVE BEEN INCURRED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.

**CITY COLLECTOR CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK )

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

**COOK COUNTY CLERK CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, \_\_\_\_\_ CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION WAS FILED FOR RECORD IN THE OFFICE OF COOK COUNTY CLERK ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_

**RECORDER'S CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF COOK )

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF COOK COUNTY OF ILLINOIS ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

**STATE OF ILLINOIS**

COUNTY OF COOK )

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY HAS SURVIVED AND SUBSISTED BY SPACE, FORCE, OR IN LAW, FROM THE ORIGINAL ACQUISITION TO THE PRESENT, AND THAT THE RIGHT OF SURVIVAL IS A LEGAL SUCCESSION OF SAID SURVIVOR. ALL OTHERS WHO SHOW IN FEEL AND CLAIM TO HAVE A RIGHT OF SURVIVAL IN THE PROPERTY DESCRIBED ABOVE, SHALL PROVE THE SAME BY THE OATHS OF THE SURVIVOR AND HIS HEIRS AND SUCCESSORS IN WRITING, AND BY THE OATHS OF THE SURVIVOR AND HIS HEIRS AND SUCCESSORS IN WRITING, AND BY THE OATHS OF THE SURVIVOR AND HIS HEIRS AND SUCCESSORS IN WRITING, AND BY THE OATHS OF THE SURVIVOR AND HIS HEIRS AND SUCCESSORS IN WRITING.

WE FURTHER DECLARE THAT THE LAND IS BEING PLACED IN THE CITY OF EVANSTON WHICH HAS ADEPTED A CITY COMPREHENSIVE PLAN AND MAP NO. 15 IN ACCORDANCE WITH THE OFFICIAL POWER AUTHORITY BY DIVISION (C) OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE AND AGREE UPON A REVIEW OF THE RECORDS AND RECORDS OF THE CITY OF EVANSTON THAT THE PROPERTY IS BEING PLACED IN THE CITY OF EVANSTON AND THAT THE CITY OF EVANSTON HAS THE RIGHT TO TAKE THE LAND AS SET FORTH IN THE CITY COMPREHENSIVE PLAN AND MAP NO. 15 IN ACCORDANCE WITH THE OFFICIAL POWER AUTHORITY BY DIVISION (C) OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

**CONVINCING ENGINEERS** DATE: 08/04/2018  
**ENGINE DEVELOPMENT ENGINEERS** JOB NO: 10087  
**LAND SURVEYORS** FILE NO.: 10027110-01  
 1001 W. WASHINGTON ST., SUITE 200, EVANSTON, IL 60201  
 PHONE: (847) 327-1000 FAX: (847) 327-1001  
 www.evconinc.com

FOR REVIEW  
PURPOSES ONLY